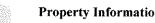
TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM

Property ID: R32595



overall condition:

end islands or bay dividers: □ yes ⋈ no:

Property Information property address: 713 EAGLE PASS legal description: MEADOWBROOK, LOT 57 & PT OF 58 owner name/address: SURFSIDE L.C. % PHELPS, ROBERT B MANAGER 818 HOWARD AVE STE 307 NEW ORLEANS, LA 70113-1140 full business name: land use category: type of business: current zoning: **Z** occupancy status: lot area (square feet): 16,170 frontage along Texas Avenue (feet): h / 4 lot depth (feet): 190.44 sq. footage of building: 1,848 property conforms to:

min. lot area standards

min. lot depth standards

min. lot width standards 1 of width 77.65 **Improvements** building height (feet): 72 _ # of stories: 2 # of buildings: type of buildings (specify): building/site condition: approximate construction date: accessible to the public:

yes ino possible historic resource: gyes one sidewalks along Texas Avenue:

yes in no other improvements: □ yes no (specify) (pipe fences, decks, carports, swimming pools, etc.) Freestanding Signs □ yes 🗽 no □ dilapidated □ abandoned □ in-use # of signs: _() type/material of sign: overall condition (specify): removal of any dilapidated signs suggested? □ yes □ no (specify) Off-street Parking # of available off-street spaces: improved: □ yes ono parking spaces striped: □ yes ono lot type: □ asphalt □ concrete □ other ___ space sizes: sufficient off-street parking for existing land use: □ yes □ no

landscaped islands: □ yes \ \ \ \ \ \ no

Curb Cuts on Texas Avenue
how many: curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □
if yes, which ones:
meet adjacent separation requirements: yes no meet opposite separation requirements: yes no posite separation requirements: yes yes no posite separation requirements: yes yes
Landscaping
yes □ no (if none is present) is there room for landscaping on the property? □ yes □ no
comments:
Outside Storage
yes on (specify) (Type of merchandise/material/equipment stored)
(Type of merchandise/material/equipment stored)
dumpsters present: □ yes □ no are dumpsters enclosed: □ yes ✗ no
Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
yes \square no (circle one) residential use residential zoning district
is the property developable when required buffers are observed?
if not developable to current standards, what could help make this a developable property?
accessible to alley: □ yes ono
Other Comments:

no